

462

\$ 500.00

This instrument was prepared by  
William P. Powers  
Attorney At Law  
P.O. Box 1626  
Columbiana, AL 35051

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and NO/100's Dollars (\$1.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Robert Cecil Dyer, Sr., a widowed man (herein referred to as grantor) do grant, bargain, sell and convey unto Robert Cecil Dyer, Sr., and Robert Cecil Dyer, Jr., a married man (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

TRACT NO. 1 according to the survey of W.M. Varnon, Registered Land Surveyor 9324, dated April 26, 1985: Begin at the Northwest corner of the Northeast quarter of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence Southerly along the West line of said quarter section 1226.41 feet, more or less, to the centerline of Southern Railway right-of-way; thence left 100 degrees 30 minutes in a Northeasterly direction along said centerline 700.00 feet; thence Northerly and parallel to said West line 978.05 feet, more or less, to a point that is 25.00 feet South of the North line of said quarter section; thence East and parallel to said North line 720.00 feet, more or less, to the West right-of-way of a public road; thence left 110 degrees 00 minutes in a Northwesterly direction along said right-of-way of a public road to intersection with said North line; thence West along said North line 1320.00 feet, more or less, to the point of beginning.

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This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

This conveyance is subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

4th IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of April, 1991.

Robert Cecil Dyer, Sr.  
Robert Cecil Dyer, Sr.

1. Deed Tax	\$ .50
2. Mtg. Tax	\$ .50
3. Recording Fee	\$ 3.00
4. Indexing	\$ 1.00
5. Notary Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 9.50

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that Robert Cecil Dyer, Sr., whose name is signed to this deed, who is known to me acknowledged before me on this day, that being informed of the contents of the deed he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 1991.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 APR -5 AM 9:31

JUDGE OF PROBATE

Notary Public  
MY COMMISSION EXPIRES SEPTEMBER 25, 1991

Send Tax Notice To:

(Name): Robert Cecil Dyer, Sr.

(Address): 128 Shelby 83  
Harpersville, AL 35078